

## WROXHAM WAY

Felpham

West Sussex



## £350,000 Freehold

Link detached 3-bedroom bungalow close to village amenities in need of update & modernisation

### FEATURES:

- Fitted open plan kitchen breakfast room with door to the side
- Double aspect sitting/dining room with fireplace
- 3 bedrooms, shower room & separate W.C.
- Garden room / conservatory
- Single garage with power and light
- Enclosed rear gardens with terrace and raised planters

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### SITUATION

The property is situated in Wroxham Way, to the north of the village centre. Felpham offers wide ranging amenities with the golf club and beach being a short walk away. The village has many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a choice of local schools and doctor's surgeries. There is a bus stop a few minutes from the bungalow linking to Middleton-on-Sea, Bognor Regis, Arundel and Chichester, all of which are located within a 10-mile radius. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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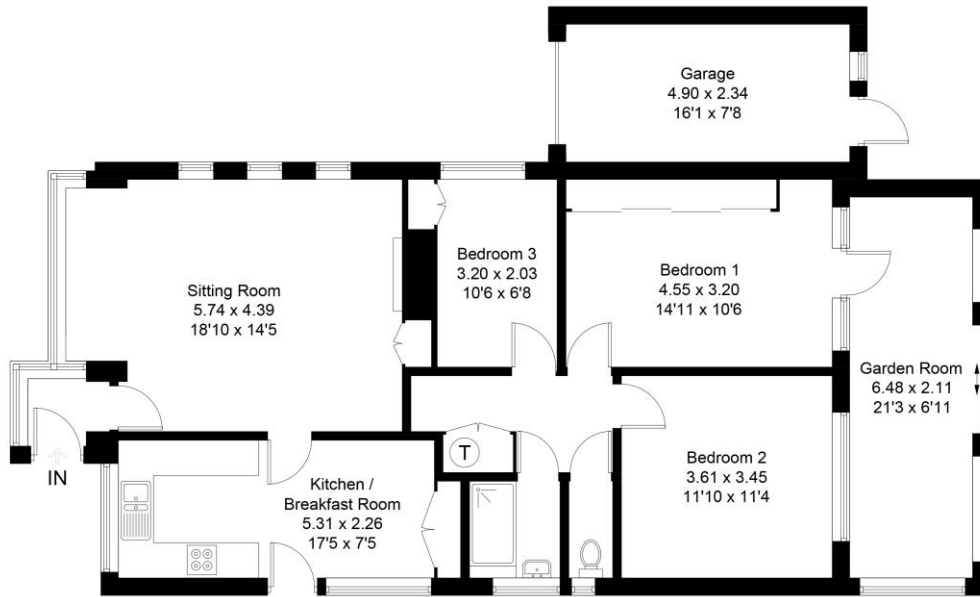
## DESCRIPTION

The front door opens into a small, enclosed entrance porch with a further door into the good size double aspect living dining room with bay window to front, fireplace and recessed shelving with cupboard underneath. There is a door from the sitting dining room through to the kitchen breakfast room which has a range of wooden fitted units, a sink and drainer, oven and hob with extractor over, a double floor-to-ceiling pantry cupboard and an external door to the side of the bungalow. There is a further door from the living dining room to an internal rear lobby with double airing cupboard which gives access to all bedrooms and bathroom. Bedroom 3, with side aspect and cupboard housing the boiler; bedrooms one and two, both good size doubles, are at the rear of the property and both have fitted storage. There is a shower room with a walk-in double shower and wash hand basin and a separate W.C. From bedroom 1 there is a door accessing the sunroom which runs the width of the rear of the property with sliding doors out to the terrace. There are two raised brick planters on the terrace and a pretty rear garden with mature shrubs and trees, fenced on both sides. At the front of the property is a small lawn with shrubs and a driveway with parking for several vehicles which runs up to the garage which has an up and over door. There is also a gated path to the side to access the rear garden.



# FLOOR PLAN:

Approximate Gross Internal Area = 103.8 sq m / 1117 sq ft  
 Garage = 11.5 sq m / 124 sq ft  
 Total = 115.3 sq m / 1241 sq ft



## Ground Floor

Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID970303)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>	55	
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		

DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.